118.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,600 / 604,600
					USE VALUE:	604,600 / 604,600
					ASSESSED:	604,600 / 604,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOB RUTHELLYN
Owner 2:	JACOB RUSSELL A
Owner 3:	
Street 1:	167 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SLOANE DAVID C/ANGELA R -
Owner 2:	-
Street 1:	167 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	226,600		378,000	604,600
Total Card	0.092	226,600		378,000	604,600
Total Parcel	0.092	226,600		378,000	604,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.88 /Parcel: 349.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76036

GIS Ref

GIS Ref

Insp Date 11/02/16

!9160!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,600	0	4,000.	378,000	604,600		Year end	12/23/2021
2021	101	FV	218,400	0	4,000.	378,000	596,400		Year End Roll	12/10/2020
2020	101	FV	218,400	0	4,000.	378,000	596,400	596,400	Year End Roll	12/18/2019
2019	101	FV	192,200	0	4,000.	372,600	564,800	564,800	Year End Roll	1/3/2019
2018	101	FV	192,200	0	4,000.	286,200	478,400	478,400	Year End Roll	12/20/2017
2017	101	FV	191,300	0	4,000.	270,000	461,300	461,300	Year End Roll	1/3/2017
2016	101	FV	191,300	0	4,000.	248,400	439,700	439,700	Year End	1/4/2016
2015	101	FV	178,600	0	4,000.	232,200	410,800	410,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:34:41

LAST REV

Date	Time
06/20/17	08:51:24
danam	

PAT ACCT. 9160

USER DEFINED

Prior Id # 1:	76036
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLOANE DAVID C/	48325-317		10/18/2006		399,900	No	No		
GILMORE WILLIAM	42903-58		5/27/2004		405,000	No	No		
	12395-88		3/14/1973		33,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2015	1082	Alterati	3,000		8/5/2015			Relocate entrance

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2016	Meas/Inspect	DGM	D Mann
11/2/2016	Permit Visit	DGM	D Mann
12/10/2008	Meas/Inspect	345	PATRIOT
2/12/2007	MLS	MM	Mary M
9/26/2005	MLS	BR	B Rossignol
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 378,000	Spl Credit	Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00138497
Adj $ / SQ:	148.706
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307879
Depreciation:	81280
Depreciated Total:	226599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

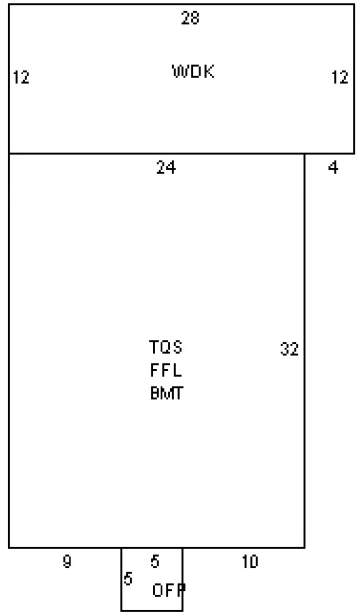
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.71
Special Features:	0	Val/Su Net:	91.63
Final Total:	226600	Val/Su SzAd	168.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	59.110	45,397
FFL	First Floor	768	148.710	114,206
TQS	3/4 Story	576	148.710	85,654
WDK	Deck	336	8.990	3,020
OFP	Open Porch	25	44.060	1,102

Net Sketched Area:	2,473			Total:	
Size Ad	1344	Gross Area	2765	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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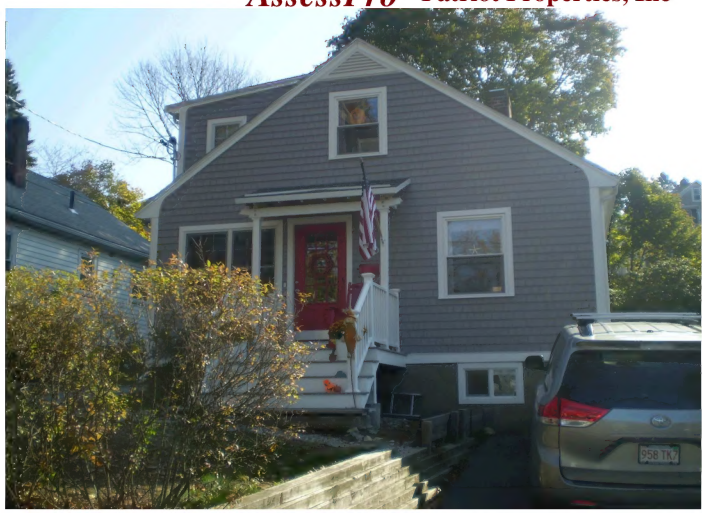
PARCEL ID

118.0-0003-0005.0

IMAGE

AssessPro Patriot Properties, Inc